

# **TOWN OF DAVIE**

## **TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Russell Muniz, Town Clerk/ (954) 797-1011  
Prepared By: Colleen Ryan, Grants Specialist/ (954) 797-1024

**SUBJECT:** Resolution

**AFFECTED DISTRICT:** District 4

**TITLE OF AGENDA ITEM:** A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING THE BOYS AND GIRLS CLUBS OF BROWARD COUNTY TO SUBLET A PORTION OF THE FLAMINGO ELEMENTARY SITE SUBLEASED AS THE FLORENCE DEGEORGE BOYS AND GIRLS CLUB TO ACCOMMODATE A CHARTER MIDDLE SCHOOL TO BE OPERATED BY THE TOUCHDOWNS4LIFE, INC.

**REPORT IN BRIEF:** The Town of Davie has a 40 year lease with the Broward County School Board for the property at Flamingo Elementary School on which the Town constructed a facility then subleased to the Boys and Girls Clubs of Broward County for use as the Florence De George Boys and Girls Club. The Boys and Girls Clubs of Broward County has submitted a request to the Town to sublet space to Touchdowns4Life, Inc. (attached as Exhibit A). Touchdowns4Life is a non-profit organization that proposes to operate a charter middle school at this site for approximately 75 students. Its charter school application to the Broward County School Board was recommended for approval on November 4, 2003 and is pending contract until a facility is secured. Per its sublease agreement with the Town of Davie, the Boys and Girls may not sublet all or any part of the facility without the express consent of the Town Council.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:**

**FISCAL IMPACT:**

Has request been budgeted? N/A

If yes, expected cost: N/A

Account Name: N/A

If no, amount needed: N/A

What account will funds be appropriated from:

**RECOMMENDATION(S):**

**Attachment(s):** Resolution, Boys and Girls Club Request.

RESOLUTION \_\_\_\_\_

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING THE BOYS AND GIRLS CLUBS OF BROWARD COUNTY TO SUBLET A PORTION OF THE FLAMINGO ELEMENTARY SITE SUBLEASED AS THE FLORENCE DEGEORGE BOYS AND GIRLS CLUB TO ACCOMMODATE A CHARTER MIDDLE SCHOOL TO BE OPERATED BY THE TOUCHDOWNS4LIFE, INC.

WHEREAS, the Town of Davie subleases approximately 1.669 acres located at Flamingo Elementary School to the Boys and Girls Clubs of Broward County for the operation of a Boys and Girls Club facility and the provision of community, cultural, educational, and recreational services; and

WHEREAS, the Boys and Girls Clubs of Broward County seeks to sublet space at this facility to Touchdowns4Life, Inc. for the operation of a charter middle school for approximately 75 students; and

WHEREAS, the Town of Davie believes the proposed use is consistent with the spirit of its sublease with the Boys and Girls Clubs of Broward County; and

WHEREAS, the Town of Davie believes a charter school at this location will result in a public benefit of the citizens of the Town and will serve a valid public purpose.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The Town Council of the Town of Davie hereby authorizes the Boys and Girls Clubs of Broward County to sublet space at its Florence De George unit located at Flamingo Elementary School to Touchdowns4Life, Inc. for the operation of a charter middle school.

SECTION 2. The Town Clerk's Office is hereby directed to send a copy of this resolution to the Broward County School Board, Boys and Girls Clubs of Broward County, and Touchdowns4Life, Inc.

SECTION 3. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2004.

\_\_\_\_\_  
MAYOR/COUNCILMEMBER

ATTEST:

\_\_\_\_\_  
TOWN CLERK

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2004.

# BOYS & GIRLS CLUBS OF BROWARD COUNTY



**BOYS & GIRLS CLUBS  
OF BROWARD COUNTY**

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Gay J. Rotella, President

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Garry Johnson, Personnel  
Ivan Cabrera, Legal  
Donald B. Medale, Investments  
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James Cummings, Property Management  
Ned Black, Risk Management  
Debi Davis, Public Relations  
Rick Case, Development  
Alan Goldberg, Strategic Planning  
Louis W. Witt, Endowment/Planned Giving  
Elizabeth Clark, Special Projects  
John Hart, Alumni  
Robert Case & William Thies, Dinner Auction  
Ted Mone, Auto Show  
Mark McCormick, Ship 'N Shore  
Ken Denison, Summer Cruise  
Gary Rotella, Sports/Celebrity Relations  
Bruce Rosseneyer, Bikers Ball  
Ron Bergeron, Cattleman's Club  
Brian Swette & Michael Grunne, EBids for Kids  
Peter Woolf, Treasurer  
Tim Elms, Secretary  
Mary Ellen Carter, President, Women's Division

## BOARD OF DIRECTORS

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Brent Specier  
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Dwight Stephenson  
Joseph Teresi  
Wanda Townsend  
Linda Von Almen  
Coach Dave Wannstedt  
Charlie Winningham  
Zachariah Zachariah, MD

## EXECUTIVE

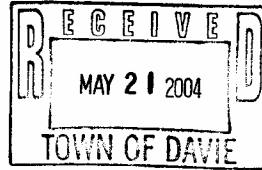
**DIRECTOR**  
David T. Hughes

## ADMINISTRATIVE OFFICE

1401 NORTHEAST 26TH STREET • FORT LAUDERDALE, FLORIDA 33305  
(954) 537-1010 • FAX (954) 537-1070  
www.boysandgirlsclubsbroward.org

May 20, 2004

Mr. Tom Willi  
Administrator  
Town of Davie  
6591 Orange Drive  
Davie, FL 33314



Dear Tom:

We have been meeting with Lori Bitar of Touch Downs For Life Charter School re: her proposal to open a Charter Middle School in our DeGeorge Unit. This concept fits within our desire to better utilize our facilities and generate additional income to assist in the meeting of the substantial financial needs of our Clubs.

Our Strategic Planning Committee and Davie Board have carefully examined Ms. Bitar's proposal for over six months and we feel comfortable that her school for up to 75 Middle School students will meet a real need on many fronts. I have enclosed a recap of her project for your reference.

Per the conditions of our land lease (article 7) we are required to have your approval to sublease a portion of our building and I am asking for that approval at this time. The school will operate for a maximum of 75 Middle School students from 7:30 AM - 1:30 PM during the normal school year. It will not conflict with our schedule. In addition it will generate \$35,000 - \$40,000 in rent revenue, new equipment, new after school programs, and maintenance compensation. The initial terms of the lease is one year with anticipation of a multi-year extension if successful.

Unfortunately, time is of the essence in order to prepare for a fall opening and any assistance you could give in expediting the approval would be deeply appreciated.

Yours truly,

David T. Hughes  
Executive Director

copy: Councilperson July Paul  
Mayor Tom Truex  
Lori Bitar  
Rick & Rita Case  
Gary Rotella  
Alan Goldberg  
Frederick Perry

*Dream Makers Society*  
Rick & Rita Case  
Felix & Carolyn Sabates



PRESENTATION TO BOYS AND GIRLS CLUB REGARDING:  
TOUCHDOWNS4LIFE CHARTER SCHOOL

Question: What is a charter school?

Answer: Charter schools are nonsectarian public schools of choice that operate with freedom from many of the regulations that apply to traditional public schools. The "charter" establishing each such school is a performance contract detailing the school's mission, program, goals, students served, methods of assessment, and ways to measure success. The length of time for which charters are granted varies, but most are granted for 3-5 years. At the end of the term, the entity granting the charter may renew the school's contract. Charter schools are accountable to their sponsor-- usually a state or local school board-- to produce positive academic results and adhere to the charter contract. The basic concept of charter schools is that they exercise increased autonomy in return for this accountability. They are accountable for both academic results and fiscal practices to several groups: the sponsor that grants them, the parents who choose them and the public that funds them.

Benefits:

The intention of most charter school legislation is to:

- Increase opportunities for learning and access to quality education for all students
- Create choice for parents and students within the public school system
- Provide a system of accountability for results in public education
- Encourage innovative teaching practices
- Create new professional opportunities for teachers
- Encourage community and parent involvement in public education
- Leverage improved public education broadly

People establish charter schools for a variety of reasons. The founders generally fall into three groups: grassroots organizations of parents, teachers and community members; entrepreneurs; or existing schools converting to charter status. According to the first-year report of the *National Study of the Implementation of Charter Schools*, the three reasons most often cited to create a charter school are to:

- Realize an educational vision
- Gain autonomy
- Serve a special population

Parents and teachers choose charter schools primarily for educational reasons--high academic standards, small class size, innovative approaches, or educational

philosophies in line with their own. Some also have chosen charter schools for their small size and associated safety (charter schools serve an average of 250 students).

Question: What is Touchdowns4Life Charter School all about?

Answer: Touchdowns4Life, Inc. is a non-profit group who was approved for a charter school contract with the Broward County School Board on November 4, 2004. The mission of the school is to offer a hands-on, interactive, family-like educational environment for students in grades 6, 7, and 8 who have become disconnected with school; and as a result, are in danger of falling irrevocably behind. Our commitment, expertise, and personalized attention will allow students of all levels the opportunity to reclaim their education and prepare for a lifetime of continued learning and community service.

Question: Who is the director, and what expertise in business and education does she have to offer?

Answer: Lori Bitar is a 17 year veteran in public and private education. As the Teacher of the Year for Embassy Creek Elementary in 1995, she became highly regarded for her special methods and techniques in alternative education/Drop out Prevention instruction for students at risk. After nine successful years of teaching in a variety of settings for Dade County and Broward County schools, she founded Tutors Unlimited Educational Services in 1997. Tutors Unlimited, Inc. offers a full array of services for students in grades 1 through the college level. A thriving company with 1000's of successful students was an incredible accomplishment. However, Lori saw a strong need for students who could not afford her services, and therefore, longed to provide those students the opportunities for success her other clients and staff had experienced. As director of Touchdowns4Life Charter School, she has all of the multiple skills necessary to run a successful business entity, having provided services for 150 student appointments weekly, with up to 15 staff members in her employment. The Small Business Administration agreed with her successful marketing, bookkeeping, management, leadership, and talent: in 2002 they awarded her a \$13,000 loan to continue the business growth and development after 9/11.

Please see the attached resume and recommendation letters from local principals, business leaders, and parents of students who highly regard Lori's professionalism and talent.

Question: What needs to be done to open and operate a successful charter school?

Answer: Touchdowns4Life is poised and prepared to tackle each of these areas to ensure the growth and development of our school, staff, and students. We have many variables in place, and I would like to provide you with a specific plan of how we will accomplish our mission with the utmost professionalism. I have also included a large list of personal and professional resources of community people who will be assisting and guiding our process if necessary.

1. Our charter application was approved by 32 readers for the Broward County Schools. We were recommended for approval on November 4, 2003.

2. Our contract with the school board is finalized and ready to be approved upon securement of facilities.

3. One of the biggest hurdles facing charter schools today is finding and securing a facility. We would like for our school to be housed in the Florence De George unit of the Boys and Girls club. Second behind this issue is financial management. We have hired a company, School Financial Services for this service. Their President, Gary Scott, is a former district level financial administrator in a Florida school district. Gary was responsible for budgeting a \$350 million total budget, accounting, accounts payable, purchasing, payroll, MIS, property management, and data processing. He currently also serves on the school board of Holmes County. School Financial Services currently serves several local and state-wide charter schools in the capacity they will be serving our organization. This combination of governmental, school district, and school board experience provides Gary with a unique, multi-faceted professional perspective. School Financial Services will at a minimum:

- a. Design and implement internal control systems.
- b. Negotiate prices and terms with client's vendors.
- c. Place orders for goods and services for client's use, after verifying budget and transaction authority.
- d. Remit payment for goods and services purchased, after verifying receipt by client in proper condition.
- e. Prepare budgets, cash flow analyses, and monthly financial statements for each site at which client operates its business.
- f. Prepare required reports to the School District of Broward County, the Florida Board of Education, and Federal agencies.
- g. Manage cash.
- h. Provide for a system of fixed asset management.
- i. Assist in audit procurement.
- j. Prepare budget proposals for new charter applications and evaluate financials of proposed acquisitions or existing charter schools.
- k. A principal of the provider will make on site visits at their own expense as necessary to each facility operated by client in order to ensure provider's understanding of and compliance with procedures.
- l. Client agrees to provide signature for electronic encryption and PIN for online bank inquiry; and grant authority for provider to draw checks on client's bank account.

As you can see from the initial declaration of services, this highly trained and competent company, run by the former CFO of a large Florida Public School system will ensure our financial success.

4. In respect to our hiring, training, payroll, and other services needed for successful operation of a school, our group has contracted ACH, Inc. to provide all of our employee relations and PBO (professional back office services.) This group will be providing at a minimum, the following services to our organization:

ACH provides the platform that will enable our school to focus our energies on the education and development of our students.

Becoming a co-employer with ACH Corporation of America will not only relieve our school of unnecessary burdens, but it will provide members a bundled package of services including:

- Payroll & Payroll Tax Administration
- Workers' Compensation Insurance
- Human Resources Administration
- Regulatory Compliance Management
- Employee Benefit Administration

In addition to providing payroll, workers' comp and human resource services, ACH Corporation offers a full range of management services designed to support the successful operation of our school. Through strategic partners, we can structure Financial Management, Facilities Management and Operations Management solutions specifically to fit your needs.

Contact Lamar Jacobs:

800-215-7112

Bradenton Office: 941-746-9870  
1001 N. Lake Destiny Drive  
Maitland, Florida 32751

We have a fully developed marketing, orientation, and registration system planned for our students when we have secured a facility. We have already suggested an evening presentation at the Boys and Girls clubs for interested parents and students.

The Silicon Beach Group will assess and assist us in developing our technology needs and network installation upon finalization of facilities.

Our advisory board and community support members have been meeting and holding fundraisers since last year. We have been pleased and proud to gather supportive community members who share the same vision as we do.

Please see the next two pages for our growing pool of resources, contacts, and business partners.



Resources to be used during operation of the charter school:

**PROFESSIONAL**

School Financial Services-Fiscal/Finances: Gary Scott: 800-547-4566  
ACH- Human Resources: Lamar Jacobs: 800-215-7112  
Law offices of Goren, Cherof, Doody, Ezrol, P.A.: Julie Klahr :954-771-4500  
Law offices of Speigel & Utrera, P.A.: Lawrence Spiegel: 305-854-6000  
Gisele Pollack, Assistant Public Defender:Attorney at Law: 954-831-8825  
Broward County Charter School Office: Betsy Donate: 954-712-1531  
Florida Consortium of Charter Schools: 954-463-9594  
University of South Florida Charter Center: Christy Noe: 800-214-4247  
Nova University: Judy Stein: Ntl. Institute for Ed. Options  
Lisa Kammel: South FL Choice Resource Center  
Phyliss Olmstead: Educational Options  
Ronald Renna: Consultant: 954-742-8116  
Broward County Schools Exceptional Ed Department: 954-765-5000  
FDLRS: Special Ed. Services: Gwen Lipscomb: 754-321-2205  
Dan Marino Center for Autism: Susan Morantes: 954-385-6280  
Local Principals:  
Kathleen Morris, Flamingo Elementary: 954-370-1630  
Kevin Sawyer, Tequesta Trace Middle School: 754-323-4400  
Scott Fiske , Western High School: 954-370-1600  
Scott Neely: Cypress Bay High School: 754-323-0350  
Marion Ann Fee, Lakeside Elementary:754-323-6400  
Deborah Sheets: Hawkes Bluff Elementary: 754-323-6100  
Sean Chance, Pembroke Pines Charter: 954-443-4800  
John Drag Jr., Broward Military Academy: 954-523-0898

**MANAGEMENT RESOURCES**

Ronald Smith, MBA, RES Education and Training Corporation: 954-578-1379  
Phil Scruton, FIU Small Business Development Center: 561-297-1143  
Carole Hart, FIU Small Business Development Center: 561-297-1140  
Raymond Ferrero Jr.: Nova University: 954-262-1479  
Doug Laurie: American Heritage Schools: 954-472-0022

**BUSINESS PARTNERS FOR THE SCHOOL**

Boston Market: Vance Carlton: 303-216-8545  
Miccosukee Indian Resort and Gaming: Karen Upchurch: 305-222-4640  
Citrix Systems, Inc.: Sherri Mansell: 954-229-5656  
Outback Steakhouse: Claude Delucia: 954-430-2223  
Drama Sports Productions, Floyd Raglin: 305-527-6650

Northern Trust Bank, Eugene Harvey: 954-659-3710  
Cheeburger, Cheeburger: Chris McFarland : 954-659-1115  
Delvecchio's Pizza: Robin Marino: 954-888-9494  
Nova University Federal Work Study Program: Stacey Levy: 954-262-7419  
Silicon Beach Group: Troy Bernier: 786-277-6028

#### COMMUNITY/PR SUPPORT

Jeffery Cross Foundation: 954-557-0091  
Mark Higgs: MT Transportation: 954-370-0701  
Julie Klitzner: Go Away Travel: 954-389-4403  
Steffani Jaffi: Child and Family Psychology Associates: 954-349-2777  
Dr. Jeff Baumann and Associates: 954-659-0059  
Dr. Janolyn Gregg: 954-385-0353  
Margaret Wolter: ASTAR Charter School Parent Group: 954-577-0770  
Don Maines, Councilman: Southwest Ranches: 954-343-7446  
Mike Crowley: Councilman: Town of Davie: 954-432-5110  
Congressman Peter Deutsch: 954-437-3936  
Dan Stermer: Commissioner: Weston 954-385-2000  
Levinson Jewelers: Robin Levinson: 954-473-9700  
Here's Help, Inc./ Footy of Y-100: 305-685-8201  
La Torretta Italian Ristorante: 954-389-0551  
Wyndham Resort: Tim Whewell: Catering Director  
Stephan, America's Corporate Magician: 888-978-3742  
Lady D- 99.1 JAMZ  
Four Winds Massage: 954-384-4111  
YMCA of West Broward: Dave Pinsker: 954-424-9622

Question: What curriculum, assessment, and activities will be in place for Touchdowns4Life Charter School?

Answer: This is the driving force behind our push to open our doors to middle school students. Many of the practices abandoned at the elementary level for students are still effective and important to middle school students.

Some of the ideas to be in place that make our school unique are: 1. Room parents, 2. Cooperative Learning, 3. Centers/Individual and Group learning stations, 4. Field trips, 5. Community Service, 6. School/community jobs, 7. Recess, 8. Student run Restaurant, 9. Small class sizes, 10. Teacher support staff in each class, and a behavior system based on "catching them doing good". Our theory that **success breeds success** plays a large part in our student's motivation and tremendous gains. Our community partners will be a big support in our Bitar's Bucks behavioral system.

But, the best part is the specific, measurable results and gains our students will make. Our curriculum is based on real world, real-life experiences presented with hands-on and research based materials. We have chosen the best practices in education materials to complement our specific training for students in phonics, comprehension, math skills, and a variety of relevant electives for our students.

Our theme based presentation is highly effective and engaging. Some of the themes will include:

- Space science.... ( come and see our rocket launching competition, followed by an actual trip to space camp in Alabama),
- Democracy and Elections....(imagine a school divided in to three groups...the Republicans, the Democrats, and the Independent candidates during this year's elections),
- Ancient cultures from Asia, Egypt, and Africa...(we hope you will attend our Gung Ho Fat Choi student run restaurant in January),
- Electives based on skills lacking so desperately in all students: Study skills, Keyboarding, Teen Challenges, Physical Fitness and Nutrition, Peer tutoring and counseling, and Job training and internships.

Our specific initial assessments, coupled with our ongoing Sunshine State Standards checklists will enable our staff, teacher support personnel, and community assistants to monitor and modify our education plans developed for each student at Touchdowns4Life.

Our students will be engaged in learning, gaining needed skills to pass FCAT and other employability skills. At the same time they will feel safe, involved, and productive. I have included scores from students who were in my reading classes in 2002 when I instructed the low-performing classes and prepared them for the reading portion of the FCAT.

These scores only reflect the numerical gains these students made. It shows nothing of the life-changing events that occurred as result of their newly found skills and empowerment.